042.0	0006	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	804,200	/	804,200
USE VALUE:	804,200	/	804,200
ASSESSED:	804,200	/	804,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEHOE KRISTEN & KENNETH
Owner 2:	
Owner 3:	
Street 1:	55 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LABBE RICHARD/ TRUSTEE -
Owner 2:	C & T TRUST -
Street 1:	55 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2078 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

Richard Labbe su

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	340,000	1,500	462,700	804,200
Total Card	0.121	340,000	1,500	462,700	804,200
Total Parcel	0.121	340,000	1,500	462,700	804,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.95 | /Parcel: 386.95

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	29622
GIS Ref	
GIS Ref	
Insp Date	04/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 042.0-0006-0014.0

!3594!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	340,000	1500	5,280.	462,700	804,200		Year end	12/23/2021
2021	101	FV	329,500	1500	5,280.	462,700	793,700		Year End Roll	12/10/2020
2020	101	FV	329,500	1500	5,280.	462,700	793,700	793,700	Year End Roll	12/18/2019
2019	101	FV	260,600	1500	5,280.	491,600	753,700	753,700	Year End Roll	1/3/2019
2018	101	FV	260,600	1500	5,280.	358,600	620,700	620,700	Year End Roll	12/20/2017
2017	101	FV	260,600	1500	5,280.	312,300	574,400	574,400	Year End Roll	1/3/2017
2016	101	FV	260,600	1500	5,280.	266,100	528,200	528,200	Year End	1/4/2016
2015	101	FV	254,100	1500	5,280.	260,300	515,900	515,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:19:23

LAST REV

Date	Time
03/24/21	08:36:37

mmcmakin

USER DEFINED

Prior Id # 1:	29622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3594

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LABBE RICHARD/	76855-167	1	2/1/2021		1,020,000	No	No		
LABBE CAMILLE	28720-372		6/17/1998	Family	1	No	No		Theresa Labbe dod 5/17/2020

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2014	31	Window/S	7,497	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2021	SQ Mailed	MM	Mary M
4/20/2018	MEAS&NOTICE	BS	Barbara S
2/10/2014	Info Fm Prmt	EMK	Ellen K
1/9/2009	Meas/Inspect	189	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Meas/Inspect	197	PATRIOT
8/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	80.	1.10	1									462,722						462,700	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	462,722	Spl Credit		Total: 462,700

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20312643
Const Adj.:	0.99970204
Adj $ / SQ:	156.360
Other Features:	79000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	492756
Depreciation:	152754
Depreciated Total:	340002

COMMENTS

OF=EX SINK 1/2 BATH & SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

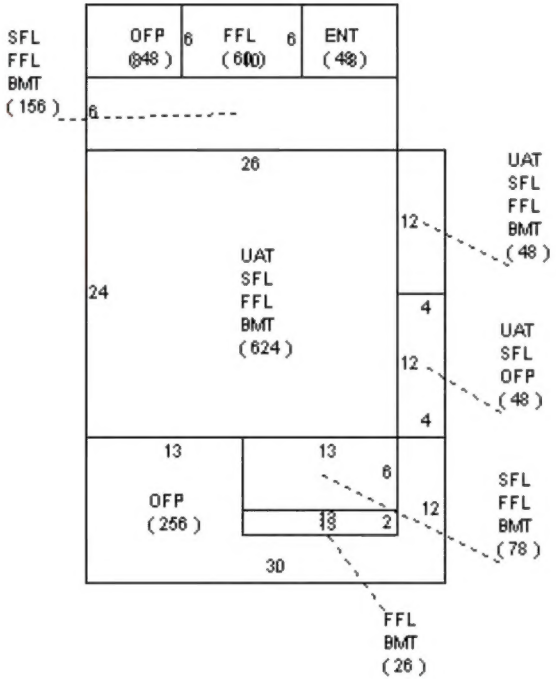
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.00
Special Features:	0	Val/Su Net:	99.71
Final Total:	340000	Val/Su SzAd	179.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	156.360	155,109
BMT	Basement	932	46.910	43,718
SFL	Second Floor	906	156.360	141,709
OFP	Open Porch	352	21.180	7,456
UAT	Upper Attic	180	109.450	19,701
ENT	ENTRY	48	26.390	1,267

Net Sketched Area:	3,410			Total:	368,960
Size Ad	1898.2999	Gross Area	3998	FinArea	2078

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X14	A	AV	1930	7.19	T	40	101			700			700
19	Patio	D	Y	1	20X20	A	AV	1960	3.19	T	40.8	101			800			800

More: N	Total Yard Items:	1,500	Total Special Featues:		Total: 1,500